

051.A

0003

0001.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

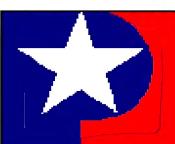
691,000 / 691,000

USE VALUE:

691,000 / 691,000

ASSESSED:

691,000 / 691,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
78		SUMMER ST, ARLINGTON

## OWNERSHIP

Unit #: A1

Owner 1: KELLY JULIANNE K

Owner 2:

Owner 3:

Street 1: 78 SUMMER ST #A1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: DOUGREY JAMES M -

Owner 2: -

Street 1: 78 SUMMER ST #A1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2001, having primarily Clapboard Exterior and 2155 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	0 Sq. Ft.	Site			0	0.	0.00	6065																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	691,000			691,000		230504
							GIS Ref
							GIS Ref
							Insp Date
							05/07/18

## USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	19:15:45
LAST REV Date	Time
05/07/18	13:16:04
danam	
14561	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## SALES INFORMATION

## TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOUGREY JAMES M	46423-527		11/4/2005	Family		1	No	No	
MODERN CONTINEN	32405-525		2/23/2001		394,900	No	No	4	
MODERN CONTINEN	31235-447		3/22/2000		2,420,000	No	No	4	

## BUILDING PERMITS

## ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/15/2012	245	Manual	65,320	C				exterior repairs t	5/7/2018	Measured	DGM	D Mann
7/23/2009	620	Re-Roof	391,400					& REPL BALCONIES	2/4/2002	Inspected	PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																							
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Very Good																														
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath:	Rating:																														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																														
Foundation: 1	- Concrete			A 3QBth:	Rating:																														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																														
Prime Wall: 2	- Clapboard			A HBth:	Rating:																														
Sec Wall:				OthrFix:	Rating:																														
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid   Desc: Line 1   # Units 1																											
Color: WHITE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O															
View / Desir: N	- NONE			Fpl: 1	Rating: Very Good			Other																											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper																											
Grade: C+	- Average (+)			<b>CONDOS INFORMATION</b>				Lvl 2																											
Year Blt: 2001	Eff Yr Blt:			Location: E	- End Unit			Lvl 1																											
Alt LUC:	Alt %:			Total Units:				Lower																											
Jurisdict:	Fact: .			Floor: 1	- 1st Floor			Totals	RMs: 4	BRs: 2	Baths: 2	HB: 1																							
Const Mod:				% Own:	4.530000210			<b>REMODELING</b>				<b>RES BREAKDOWN</b>																							
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL																							
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:	1	4	2	1																							
Avg Ht/FL: STD				Phys Cond: VG	- Very Good			Additions:																											
Prim Int Wal	1	- Drywall		Functional:				Kitchen:																											
Sec Int Wall:				Economic:				Baths:																											
Partition: T	- Typical			Special:				Plumbing:																											
Prim Floors: 3	- Hardwood			Override:				Electric:																											
Sec Floors:				Total:	5.4 %			Heating:																											
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				General:																											
Subfloor:				Basic \$ / SQ: 250.00				<b>COMPARABLE SALES</b>																											
Bsmnt Gar: 1				Size Adj.: 0.77842224				Rate	Parcel ID	Typ	Date	Sale Price																							
Electric: 3	- Typical			Const Adj.: 1.04989493																															
Insulation: 3	- Typical			Adj \$ / SQ: 204.315																															
Int vs Ext: S				Other Features: 67816																															
Heat Fuel: 2	- Gas			Grade Factor: 1.10																															
Heat Type: 3	- Forced H/W			NBHD Inf: 1.29999995																															
# Heat Sys: 1				NBHD Mod:																															
% Heated: 100				LUC Factor: 1.00																															
Solar HW: NO	Central Vac: NO			Adj Total: 730431																															
% Com Wal	% Sprinkled 100			Depreciation: 39443																															
				Depreciated Total: 690988																															
<b>MOBILE HOME</b>				Make:				Serial #:				Year:	Color:																						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 051.A-0003-0001.0												<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																		
More: N	Total Yard Items:				Total Special Features:				Total:																										